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MISSION HILL/HARVARD MEDICAL AREA

STATUS OF MAJOR DEVELOPMENT PROPOSALS

Boston Redevelopment Authority  
Planning Department

January, 1974

Mission Hill  
B65R.MH



STAFF DRAFT  
FOR  
REVIEW ONLY

MISSION HILL/HARVARD MEDICAL AREA

STATUS OF MAJOR DEVELOPMENT PROPOSALS

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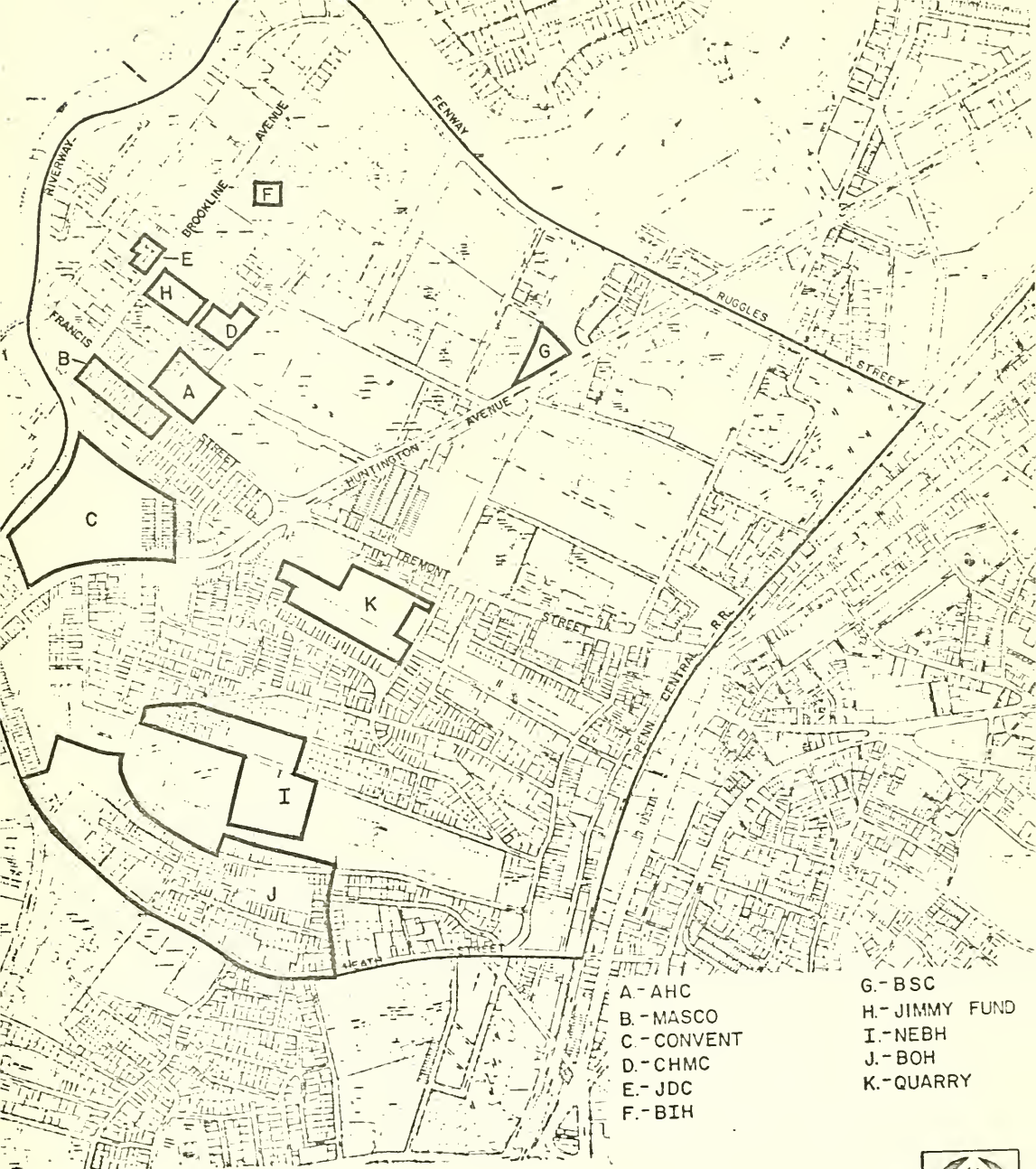
## I. INTRODUCTION

The Mission Hill/Harvard Medical Area has been the location for a number of development proposals during the past few years. Many of these proposals are currently in advanced stages of planning such as the Affiliated Hospitals Center while other proposals, such as the Convent Site development and the MASCO/Power Plant - Materials Center are in the early discussion stages. Three of the proposals are either under construction or will be in 1974.

The purpose of this report is to describe each proposal, examine outstanding problems and discuss the status of BRA staff review.







1900

1901

1902

## II. MAJOR DEVELOPMENT PROPOSALS

### A. Affiliated Hospitals Center (AHC)

The Peter Bent Brigham, Robert B. Brigham and Boston Hospital for Women will merge to establish the AHC; the merger will occur prior to the seeking of funding through the issuance of bonds, and after the issuance of a certificate of need and other essential approvals.

Size: 3+ acres (123,000 sq. ft.)

Ownership: Peter Bent Brigham Hospital (93,000 sq. ft.) and  
Home of the Good Samaritan (33,000 sq. ft.)

Date Submitted: December 1973

AHC Representative: Mr. Richard Wittrup (734-3300)

#### Proposal Description:

##### 1. Location.

A new hospital center on the north side of Francis Street (at the corner of Binney Street) utilizing the existing Peter Bent Brigham 192 car parking lot and occupying the Home of the Good Samaritan Hospital property.

##### 2. Program.

The structure to consist of a 21-story bed tower and a two-story administrative and service building; a total of 688 beds (a replacement only of existing beds) and an ambulatory care center. Physical linkage to PBBH is important.

##### 3. Access.

Primary vehicle and emergency access/egress from Francis Street (widened to 44' between Brookline Avenue and Huntington Avenue). Secondary access/egress shown on plan along Binney and extended Shattuck Streets.

##### 4. Parking.

<sup>1300</sup>  
~~Off-street parking for 1400 vehicles is recommended based on estimated need by Wilbur-Smith Assoc. report of 1970.~~ AHC has proposed off-site parking divided between MASCO's power plant - Materials Center and Convent site.

#### Proposal Status

6/27/73 Public Hearing on certificate of need application. State Department of Health ("B" Agency) has delayed approval of AHC's Certificate of Need







Application indefinitely; community opposition to AHC is widespread; workable circulation and off-street parking plan has not as yet been accepted by BRA; Master Plan relationship to other institution proposals in area is still not clear.

#### Next Steps

The BRA staff has indicated to AHC that a circulation and parking plan for area must be finalized; coordination with MASCO's power plant - Materials Center proposal is critical to insure adequate off-street parking; traffic and pedestrian circulation through and around AHC site is unclear to BRA staff and must be clarified; future AHC phases may need to be tied to a PDA application.

Further study is required before the BRA staff would review a PDA application from AHC.





B. MASCO (MEDICAL AREA SERVICE CORPORATION)/POWER PLANT - MATERIALS CENTER

Size: 2.8+ acres

Ownership: Harvard University

Date Submitted: 1973

MASCO Contact: Mr. David Ellowitz (738-5000)

Proposal Description:

1. Location.

A total energy plant and materials center on the block bounded by Brookline Ave., Francis Street, Vining Street and Fenwood Road. There are currently 26 residential structures on the site, providing housing for 150 persons in 52 households as of July, 1973. MASCO has indicated that no one lives there whose tenancy dates before 1965.

2. Program.

Proposed energy plant includes on-site electric generation, steam heat, chill water for air conditioning, and incineration. In addition to the power plant which is planned to be below grade entirely, a service warehouse-distribution center is planned on the first floor, office space for 5,000 to 25,000 square feet on the second floor, and parking for 700+ vehicles on the upper floors; the parking is expected to fill ~~much~~<sup>1/3</sup> of the AHC's required parking.

The 7-story structure is expected to occupy no more than 50% of the site, the remaining space left in open or recreation use so that oil storage tanks for the power plant may be placed underground.

3. Access.

Front door access from mini-plaza along Francis Street; off-street loading is recommended from Francis Street.

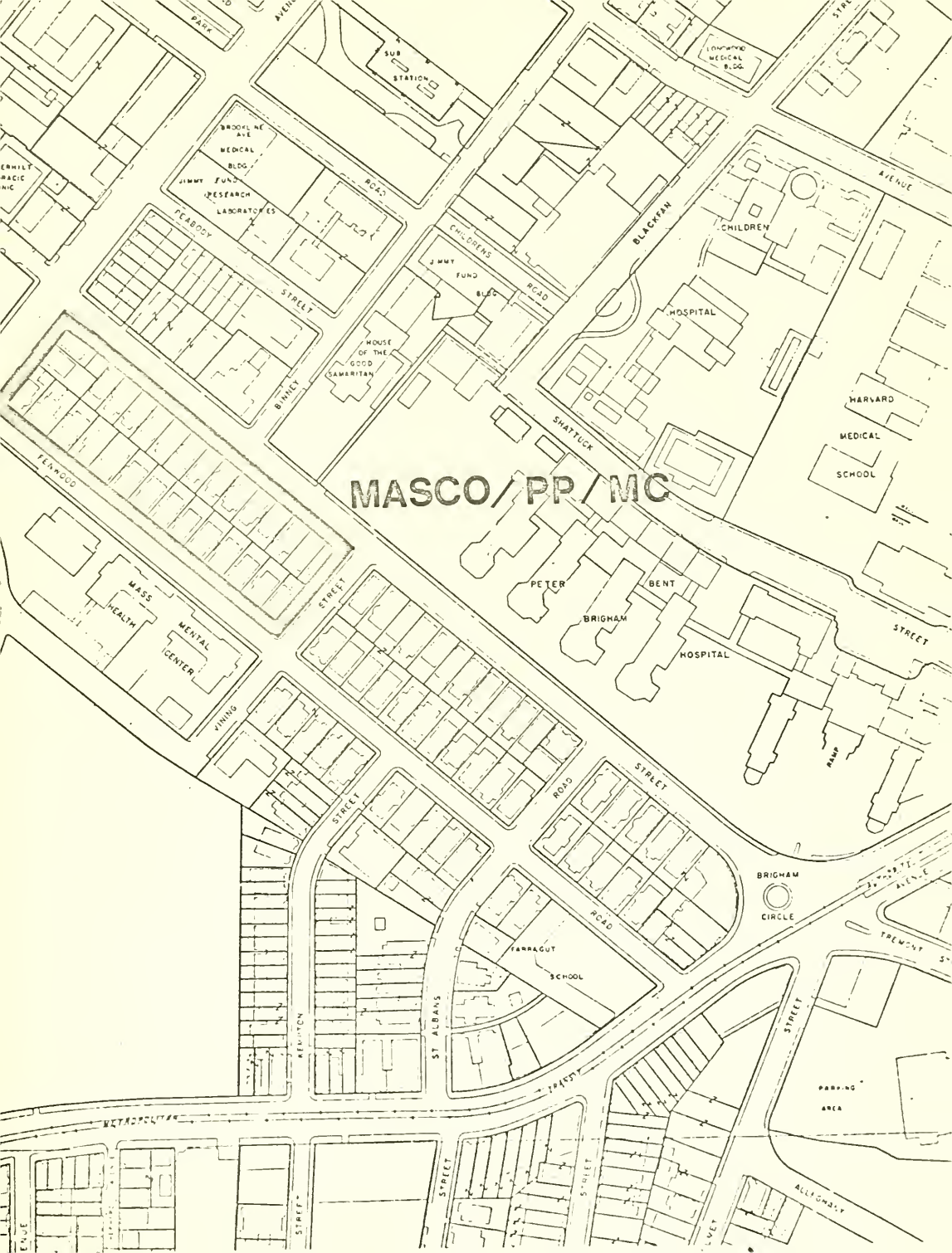
4. Parking.

To be contained within the structure with access from Francis Street.

Proposal Status

Early feasibility studies completed by MASCO; an environmental impact statement is about to be undertaken. BRA's unanswered questions include: Neighborhood impact, especially on Mass Mental Health Center on Fenwood Road, truck access points to off-street loading and power plant, proposed widening for Francis Street, number of parking spaces acceptable on site; the need for a Binney Street extension.





MASCO/PP/MC



Next Steps

The BRA staff has indicated to MASCO representatives that the above questions must be answered, an environmental impact statement and breakdown made of off-street parking use by specific institutions completed before a final BRA review can begin.



### C. Convent Site Development

Size: 12+ acres

Ownership: Harvard University; City of Boston (Kempton Street right-of-way)

Date Submitted: 1972-1973

Harvard Contact: Mr. Don Moulton

BSI Contact: Mr. Ralph Taylor (202-544-3352)

RTH Contact: Mr. Robert Parks

#### Proposal Description:

##### 1. Location.

Bounded by Huntington Avenue, Riverway, rear property lines of St. Albans Street and Mass. Mental Health Center.

##### 2. Program.

A two part program including (a) a 1300 car parking garage to be built by MASCO to replace the existing off-street parking on the Vining Street lot and (b) 800-900 dwelling units to be built by Building Systems International (with Roxbury Tenants of Harvard) at mixed densities with open space, landscaping and possibly community and shopping facilities.

No definite plan has been submitted but the garage proposal is expected to occupy over 4 acres with 3 floors partially below grade and so designed that the top deck would function as the landscaped open space for the housing development.

The residential units under the present residential concept would include approximately 200-300 units of family housing in low-rise structures on about 50% of the site - a density of 40 units per acre (which is similar to the density in the RTH neighborhood). The balance of the site would be developed for medium and high rise structures for 600+ units. Some commercial space (20,000 sq. ft. may be introduced with the housing development.

##### 3. Access.

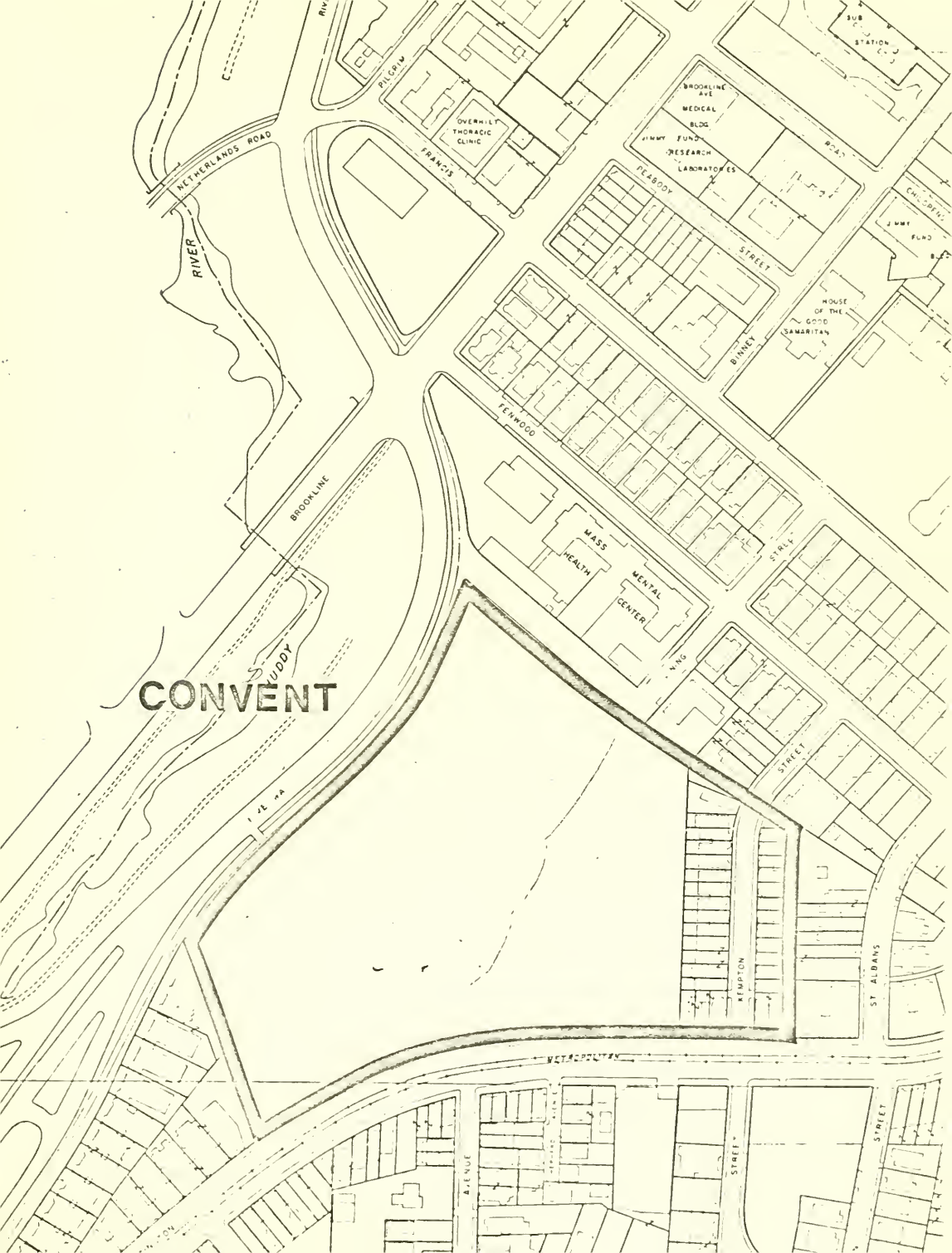
Garage access would be from Vining Street and possibly from the Riverway and Huntington Avenue. For the residential units, access would be from a Vining Street extension and possibly from Kempton Street.

#### Proposal Status

Harvard University plans to proceed on plans for a 1300 car parking garage; and plans for 800-900 dwelling units will be financed in part through HUD "Operation Breakthrough" funds (500 units are being held for Harvard and MHFA).









Densities of 80 dwelling units per acre on the Convent Site may be acceptable if the surrounding Mission Hill and Medical Area could be held at present densities and if the development reflects a mix of unit size and income level. The Schermer report (A Social Analysis of the Convent Site Development Proposal, March 1973) suggested that densities of that level and higher are acceptable to households without children and to a limited number of families with one or two children only (additional recommendations of the Schermer report are found in Attachment A.)

#### Next Steps

The BRA staff has indicated to Harvard planners that a comprehensive circulation and parking system, particularly showing methods of access into the convent site and allocation of spaces to member institutions is required before BRA review can continue (additional comments are included in 1/12/73 memo to Ralph Taylor from Mace Wenniger - see Attachment B). In addition, income, unit mix and density need to be reviewed.



D. Children's Hospital Medical Center (Existing Harvard Power Plant site)

Size: 1.4+ acres

Ownership: Harvard University

Harvard Contact: Hale Champion

Proposal Description:

1. Location.

Existing Harvard Power Plant bounded by Deaconess Road, Binney Street, Blackfan Street and rear property lines along Longwood Ave.

2. Program.

Not known.

3. Access.

Not known.

4. Parking.

Not known (there is a freeze on new non-residential parking by EPA in this area.)

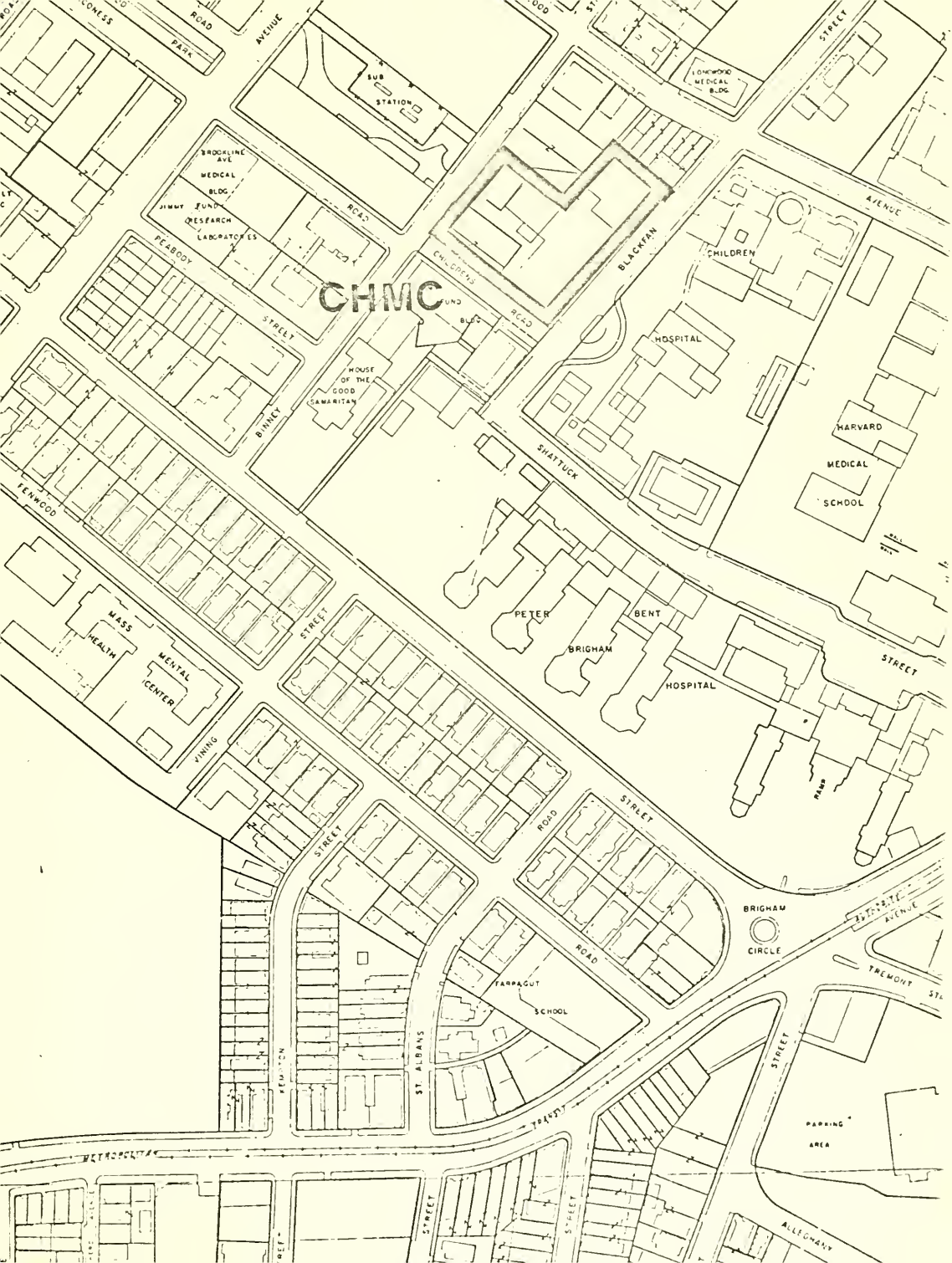
Proposal Status

Land will be transferred from Harvard University to CHMC following completion of new power plant.

Next Steps

The BRA staff is currently analyzing development density on site in relation to abutting uses.









E. Joslin Diabetic Clinic (JD)

Size: 56,916 sq. ft.

Ownership: Joslin Diabetes Foundation, Inc.

Date Submitted: 1973

Proposal description:

1. Location.

Bounded by Joslin Clinic, Joslin Road, Brookline Ave., and rear of properties along Longwood Ave.

2. Program.

4-story building (100,000 sq. ft.) addition to existing Joslin Clinic; 13,000 sq. ft. of commercial space along Brookline Ave. (at BRA request).

3. Access.

Joslin Road.

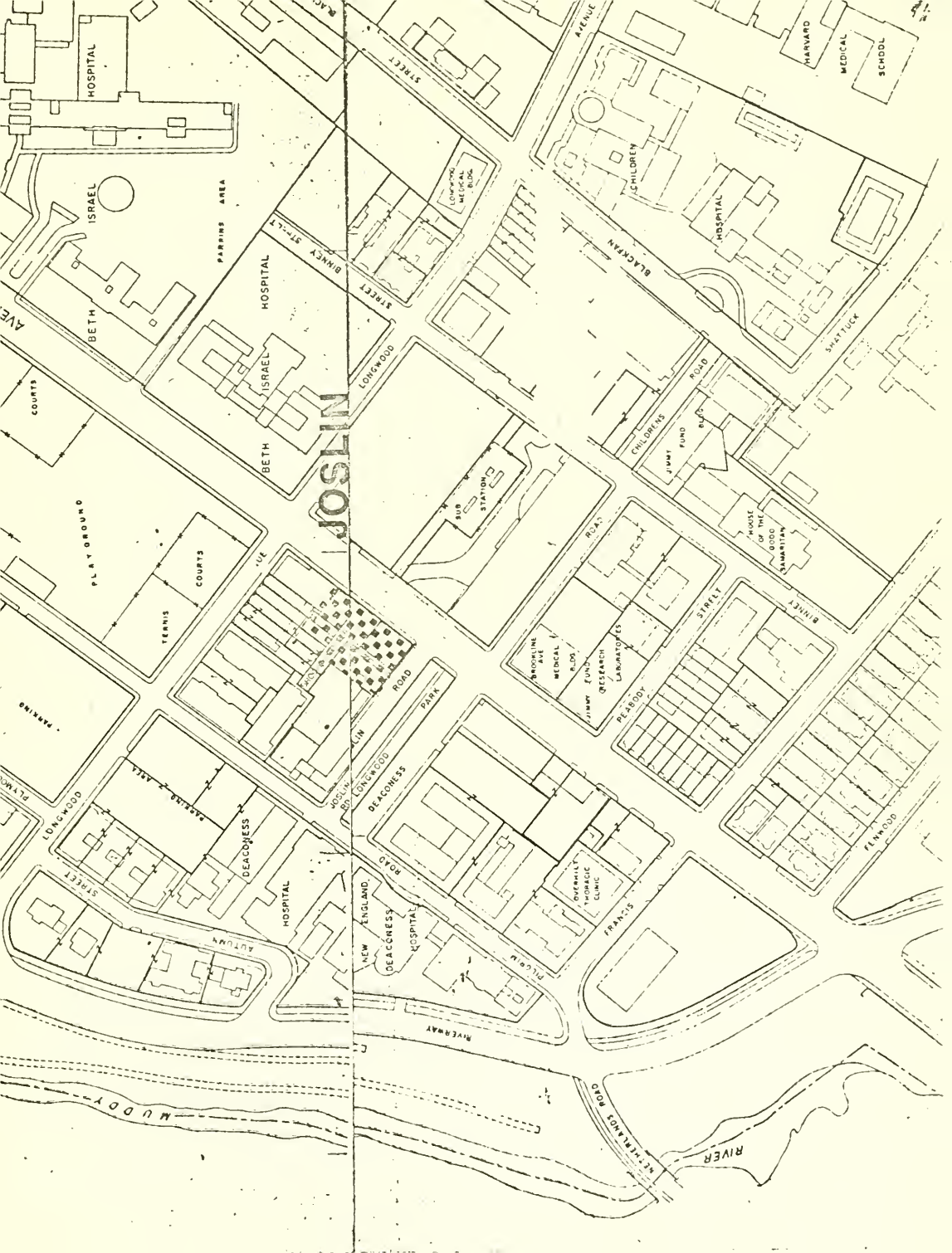
4. Parking.

137 required spaces to be supplied by New England Deaconess Hospital Garage on Pilgrim Road and Longwood Ave.

Proposal Status

12/11/73 Board of Appeal Approval.







F. Beth Israel Hospital (BIH)

Size: Not known.

Ownership: Beth Israel Hospital

Date Submitted: 1973 (preliminary)

Beth Israel Contact: Mitchell T. Rabkin, M.D., General Director

Proposal Description:

1. Location.

Adjacent to garage on Beth Israel Hospital Site.

2. Program.

Inpatient Building (Phase XXII); 8 floors, 78 new beds and 98 replacement beds (net total of 452 beds.)

3. Access.

Same as present building.

4. Parking.

Existing 500 space garage will be insufficient; other off-site parking areas will need to be included in solution.

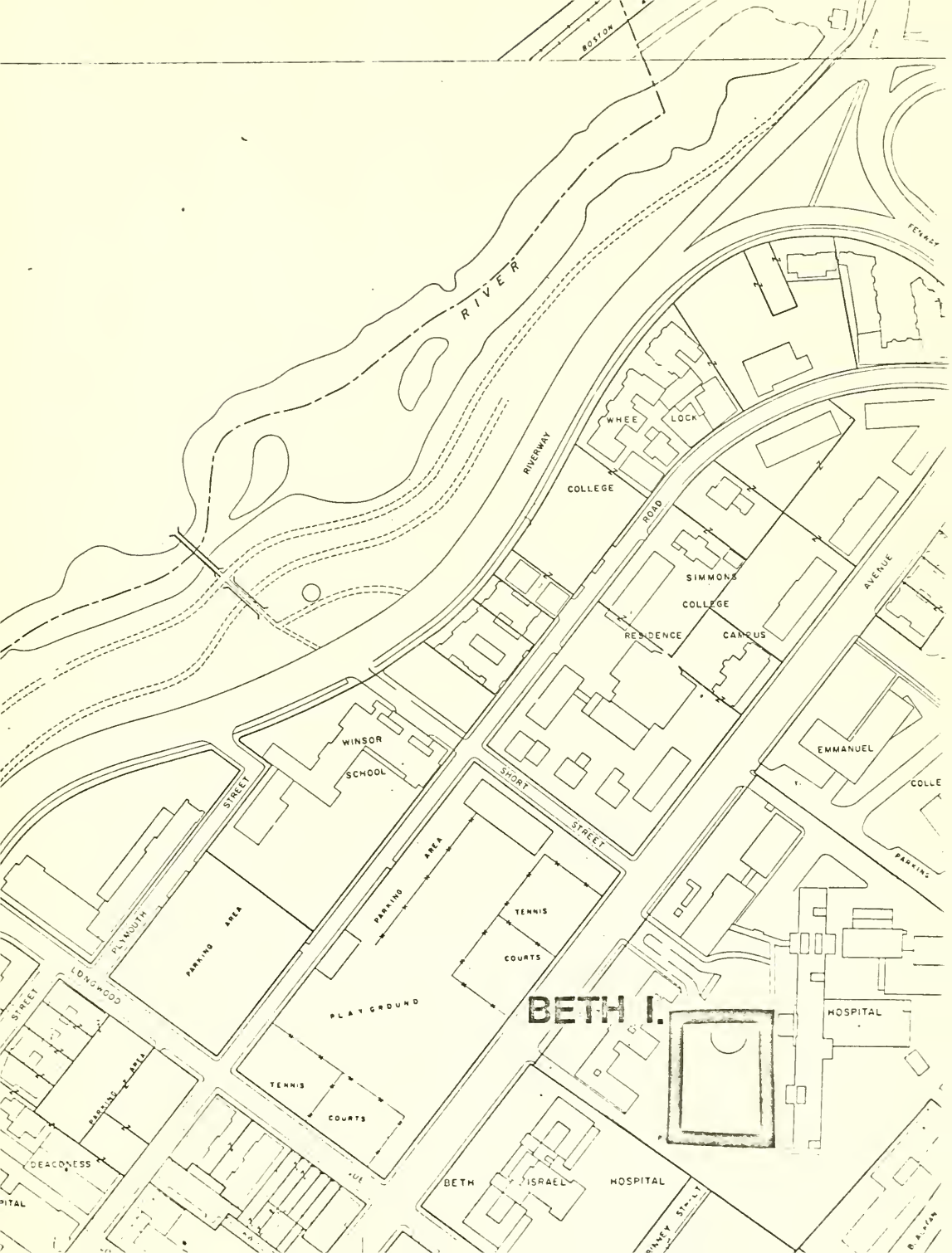
Proposal Status

In discussion stage; no certificate of need application has been filed.

Next Steps

The BRA staff is currently analyzing impact of development on site and on adjacent area.









## G. Boston State College

Size:

Ownership: Boston State College

Date Submitted: 1970

Proposal Description: Phase I

### 1. Location.

Bounded by Evans Way, Huntington Ave., and existing college building.

### 2. Program.

15-story Evans Way Tower including Library, administration and classrooms, garage, \$15 million estimated cost.

### 3. Access.

Evans Way.

### 4. Parking.

100 car garage in building.

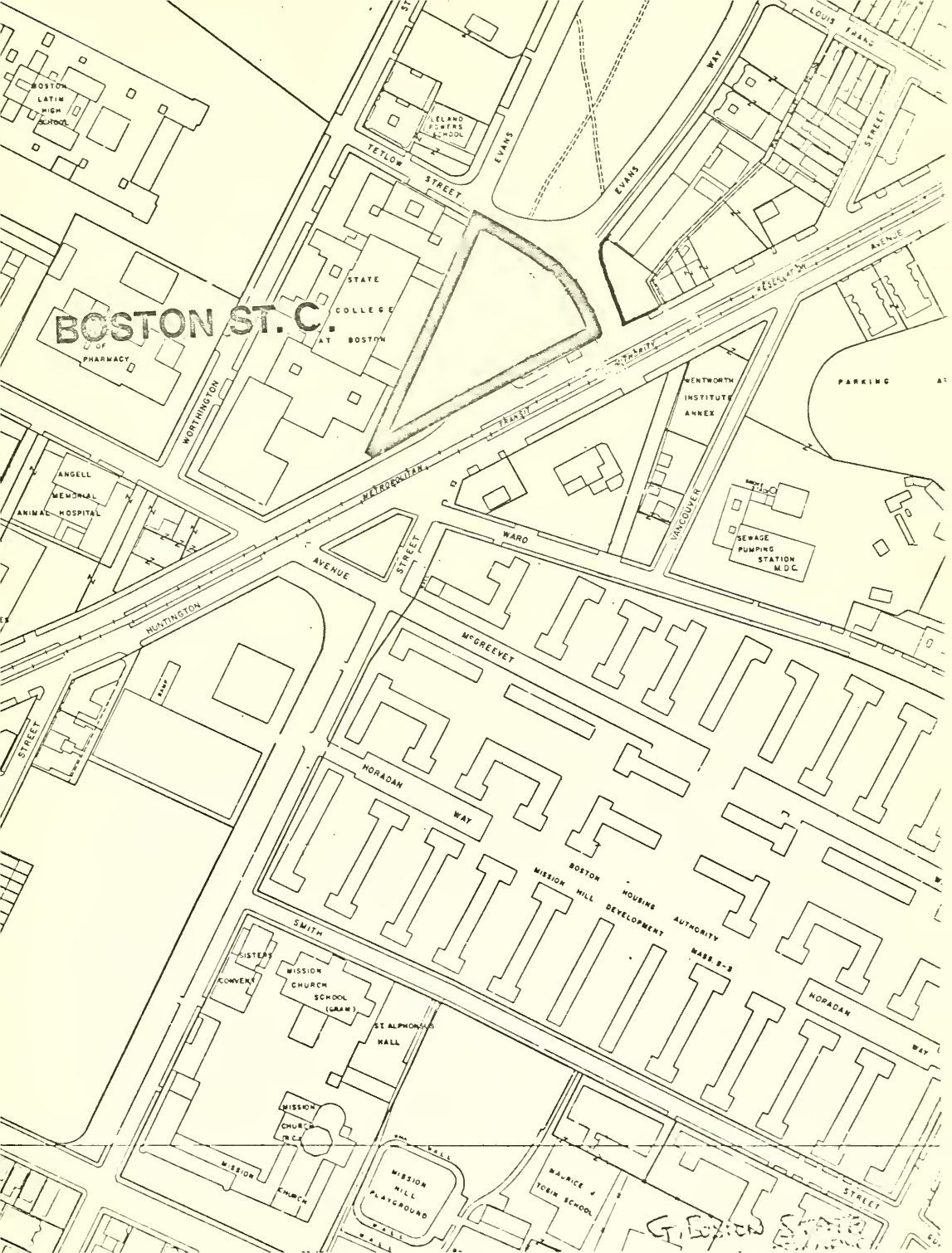
## Proposal Status

Phase I: Under construction; Possible acquisition of Emmanuel College to accomodate further university expansion; no additional parking will be provided (EPA regulations).

## Next Steps

City should exert influence over direction of the College's growth. This institution has a major impact upon area.





BOSTON ST. C.

STATE COLLEGE  
AT BOSTON

WORTHINGTON

ANGELL  
MEMORIAL  
ANIMAL HOSPITAL

STREET

HURTINGTON

AVENUE

WARD

MCREEVEY

HORADAN

WAY

SMITH

SISTERS  
CONVENT

MISSION CHURCH  
SCHOOL (LAW)

ST ALPHONSUS  
HALL

MISSION CHURCH  
P.C.

MISSION CHURCH

MISSION HILL  
PLAYGROUND

MISSION HILL HOUSING  
DEVELOPMENT AUTHORITY

MASS B-2

HORADAN

WAY

STREET

MAURICE J  
TOBIN SCHOOL

GEORGE STREET



H. Jimmy Fund (Children's Cancer Research Foundation, Inc.)

Size: 55,578 sq. ft.

Ownership: Cancer Research Foundation, Inc.

Date Submitted: 1970

Date Approved: 1970 (Board of Appeal Variance #Z-1948)

Proposal Description:

1. Location.

Bounded by Brookline Ave., and Deaconess Road; on vacant land.

2. Program.

Cancer Research and treatment facility consisting of two basement levels, a parking garage, 5,000 sq. ft. of commercial space, 10 story; floor area, 288,157 sq. ft.

3. Access.

From Deaconess Road and Binney Street.

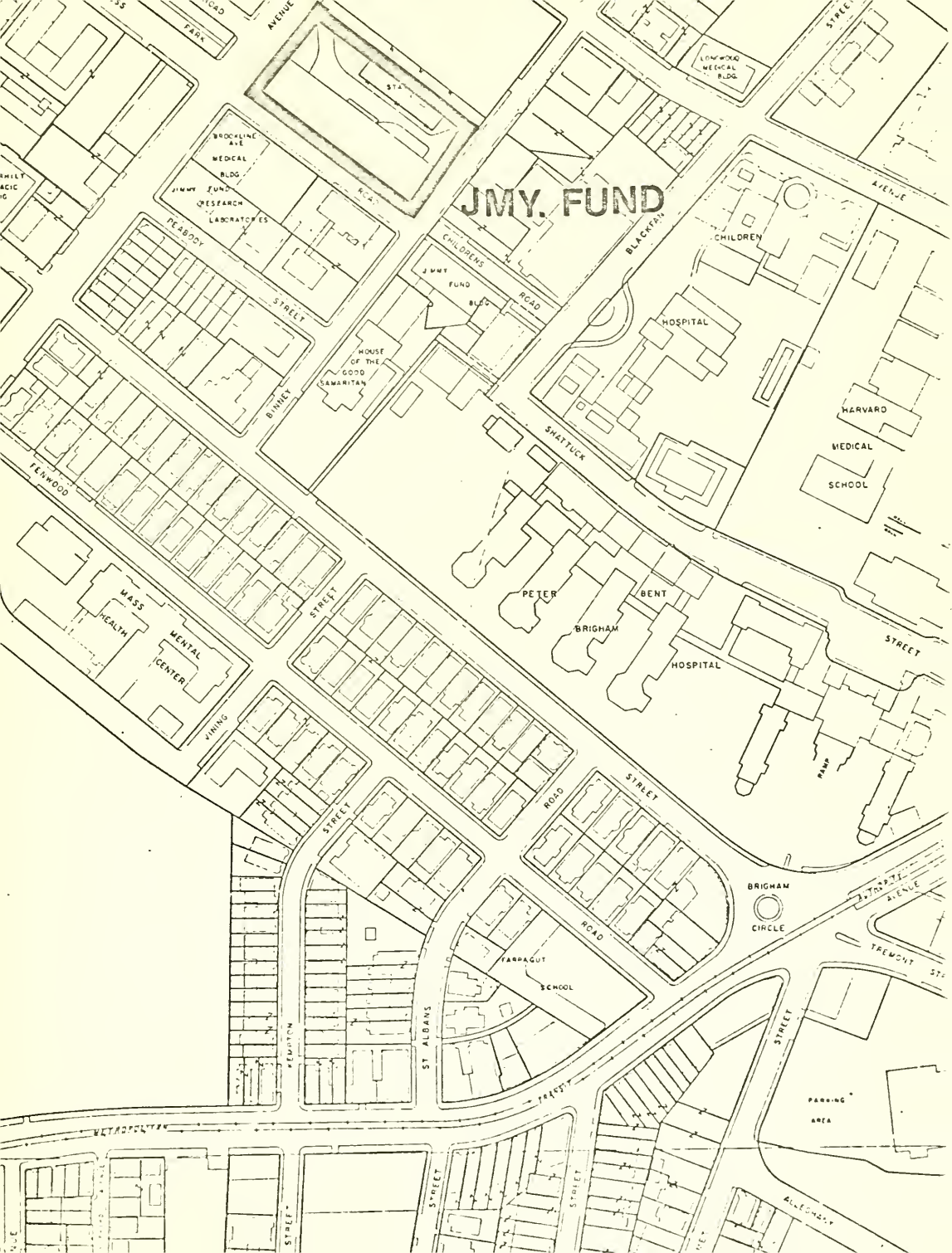
4. Parking.

246 parking spaces are provided in garage on site (86 spaces more than required under existing H-3 zoning).

Proposal Status

Under construction.





JIMMY FUND

CHILDREN

HOSPITAL

HARVARD

MEDICAL

SCHOOL

PETER

BENT

BRIGHAM

HOSPITAL

BRIGHAM

CIRCLE

PARRAGUT

SCHOOL

PARKING

AREA





I. New England Baptist Hospital (NEBA)

Size: 4+ acres

Ownership: New England Baptist Hospital

Date Submitted: January, 1972

Proposal Description:

1. Location.

Bounded by Parker Hill and Fisher Avenues, Sachem Street and Iroquois Street.

2. Program.

As outlined in NEBH 1972 Master Plan.

- a. School of Nursing - for 40 nurses
- b. Doctors Office Building - for 30 doctors
- c. new hospital (300 beds)
- d. Structured parking for 1466 spaces

3. Access.

Parker Hill Ave.

4. Parking.

Garage

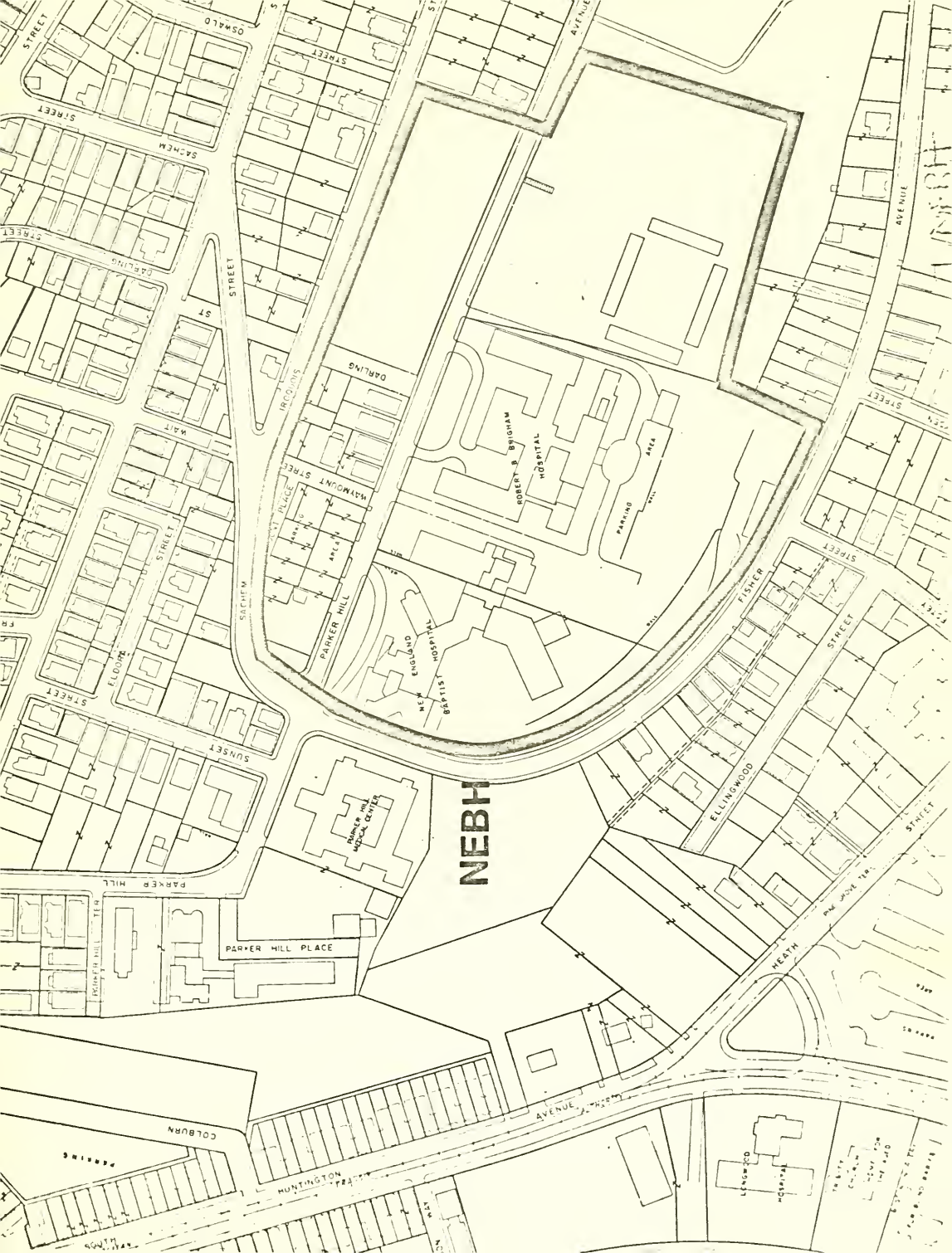
Proposal Status

School of Nursing has received Certificate of Need approval and is expected to be under construction in 1974; other proposals have not been submitted to BRA for approval. Serious parking problems exist along streets on top of Mission Hill (particularly on Fisher and Parker Hill Avenues.) The addition of a parking structure on the hill would more severely impact these narrow and hilly streets and adversely impact the adjoining residential community.

Next Steps

The BRA staff has indicated to NEBH that its Master Plan may be unrealistic and unacceptable to adjoining Mission Hill residential community.





NEBH

ROBERT B. BRYAN  
HOSPITAL

NEW ENGLAND  
BAPTIST HOSPITAL

PARKER HILL  
PLACE

PARKER HILL PLACE

PARKING  
AREA

ELLINGWOOD  
STREET

HEATH

LEAGUE

CLAY

CLAY

CLAY

CLAY

CLAY



## J. Back of the Hill

Size: 23 acres

Ownership: Lahey Clinic and Ruggles Baptist Church

Date Submitted: July, 1972 (by Back of Hill Community Development Association)

BOHCDA Contact: June Howe (566-7555)

Lahey Contact: Dr. Robert Minton (262-4900)

Ruggles Contact: James Peluso

### Proposal Description:

#### 1. Location.

Bounded by Heath Street, So. Huntington Ave., Fisher Ave., and Bucknam Street.

#### 2. Program.

- a. 830 new housing units
- b. 70 converted/rehab units
- c. 25,000 sq. ft. new commercial space

#### 3. Development Financing.

- a. Residential: Combination Federal (220,235,236) State (MHFA), Cooperative, condominium and conventional.
- b. Commercial: Combination Federal (236), State (MHFA) and conventional.

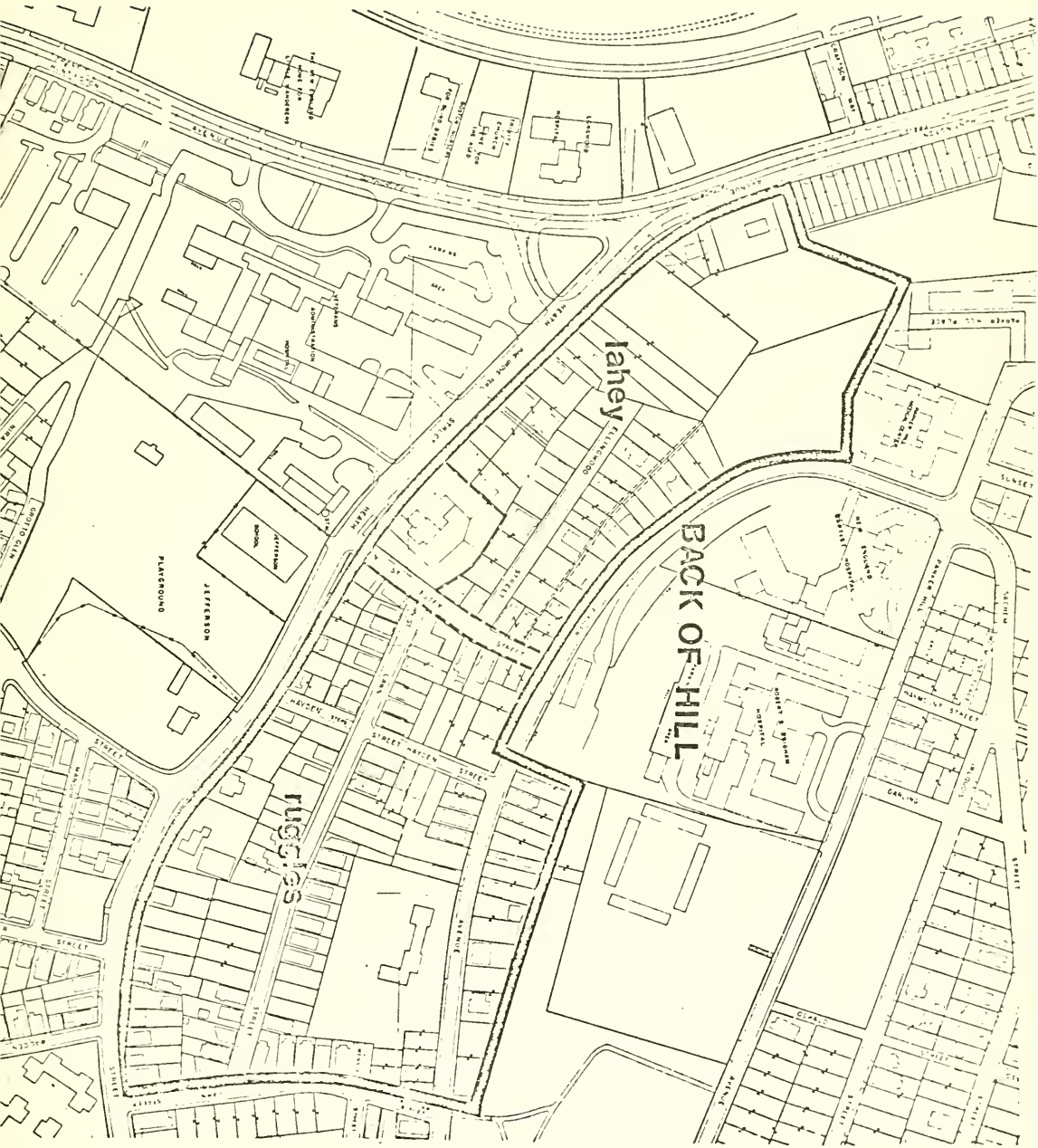
### Proposal Status

Uncertain on Lahey parcel because \$2 million+ required to cover excessive land costs, and premium foundation and retaining wall costs due to steep slopes. For the Ruggles parcel, serious environmental and social problems exist as well as the lack of subsidy programs for homeownership and low-moderate income rentals.

### Next Steps

BRA should continue to work with BOHCDA on development of family housing and with Lahey and Ruggles on implementing a housing program.





lahey

BACK OF HILL

RUGGLES

PLAYGROUND

JEFFERSON

JOHN & BRYAN

CELAND

CLARK

CLARK

CLARK

CLARK

CLARK

CLARK

CLARK

CLARK

CLARK

CLARK





K. Mission Hill Quarry Site

Size: 10+ acres

Ownership: Harvard University

Proposal Description:

1. Location.

Bounded by Brigham Circle retail outlets, Calumet Street, and St. Alphonsus Street.

2. Program.

- a. School and Housing with adjacent open space (John Sharratt 1972 Master Plan).
- b. Community School (Task Force on Education, 1968)

Proposal Status

In proposal stage only. Site problems exist especially ledge, but a combination of commercial, elderly housing, school and parking would be appropriate to plan for site.

Next Steps

The BRA staff should work with Harvard's planning staff to develop a comprehensive plan for the quarry site.







JAN 12 1973

Mr. H. Ralph Taylor, President  
Building Systems International, Inc.  
1341 G Street, NW  
Suite 915  
Washington, D.C. 20005

Re: Convent Site Project

Dear Ralph:

As promised following our recent meeting with you and John Sharratt, we are responding to the schematic site plan and cross section elevation drawings left with us by John.

We recognize that the development of the convent site for 800 units and a 2,000 car garage is a difficult proposition and will rely on the close integration of available financing and income from parking fees. Our comments are predicted on a development program as you described it of 800 units divided as follows:

150 units low rise - low income (3-4BR)  
FHA 236, rent supplement  
350 units mid-rise - moderate income (1-2BR)  
FHA 236  
300 units high-rise - 75 units low income (1-2BR)  
FHA 236, rent supplement  
225 units market income (1-2BR)  
MHFA

John Sharratt has since mentioned that 200 units throughout the project would be rent supplemented.

In terms of meeting the medical area needs, this change is desirable. However, we understand that rent supplement can only be applied to a maximum of 10% of the total project, or, in this case, 80 units.



We view the proposed combination of parking and housing as a good feature. However, we do question the desirability of providing 500 units under FHA 236. Such a large number of units subject to open occupancy requirements and income limitation would tend to weight the occupancy mix to families with children from outside the community, and thus, frustrate the immediate needs of the medical community it was designed to serve. (The recent announcement of HUD's moratorium on subsidized housing applications may make this a moot point).

Our suggestion would be to place the emphasis on MHFA financing with a maximum 25% (or 200) of the units under FHA 236. This would provide the occupancy flexibility required to meet the medical area needs. Under the circumstances, we suspect that 800 units would probably be excessive; however, we would like you to work up a design scheme based on the following conditions and we will then re-evaluate the density question:

1. The parking is structured and landscaped.
2. The project leaves 27% of the total site in usable open space (consistent with an H-2 zoning district).
3. Provide a building set-back from the Riverway of 30-40 feet to retain the parkway quality and a building set-back from Huntington Avenue of 35-40 feet for future widening and improvement of the rapid transit line.
4.
  - A. The site plan should more clearly relate the open space within the project to Olmsted Park by a softening of the building wall along the Riverway and placement of a large open space adjacent to the Park. The open spaces within the project should be more carefully articulated by functions with some improved as active play areas.
  - B. The visual asset of the Park should be made available to more units by locating low-rise buildings along the Riverway, increasing in height to the center of the site, then reducing the height to approximate the existing buildings to remain at Kempton Street. The currently proposed bulk creates a wall that not only destroys the asset for most of the project area but overpowers the open space as perceived from the Riverway.
  - C. The visual impact of the edge of the three-story garage structure along the street in the center of the project should be reduced by lowering or by terracing the garage structure to reflect the slope of the land.

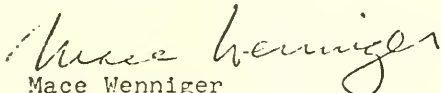




5. A. Vehicular access and egress essentially as shown on the site plan but with a clearer separation of commuter oriented traffic from residential traffic, both within and abutting the project.
- B. A principal pedestrian access route through the site from Mission Hill and the area of rehabilitation housing to Olmsted Park be available without significant grade changes or visual interruption.

The above comments necessarily reflect the preliminary nature of the present site plan. We will be glad to continue to work closely and provide additional comments as plans progress.

Sincerely,



Mace Wenniger  
Chief of Development Planning  
and Zoning

WWE:cas

cc: John Sharratt  
Pat Goeters, MHFA



January 28, 1974

Mr. H. Ralph Taylor, President  
Building Systems International, Inc.  
1341 G Street, N.W.  
Suite 915  
Washington, D.C. 20005

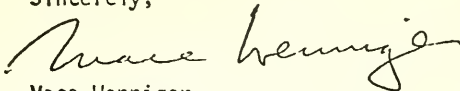
Dear Ralph:

We are updating our plans for the Medical Center - Mission Hill area, including the Convent site. It has been a year since we touched bases with you on your development plans for the 800-900 units plus garage on that site.

Also, the Governor and Secretary of Transportation, Alan Altshuler, just released a transit development program for Boston in anticipation of new Federal monies becoming available in the near future. One significant item listed in the program is the revival of an earlier plan to extend the Huntington Avenue Green Line subway from Northeastern University to connect with the Riverside Line at Brookline Village. The connection will involve an easement across the corner of the Convent parcel.

I think we need to have a meeting with you soon to discuss elements of your program for the housing, including unit breakdown, income levels and density; your thinking on space allocation for the parking; and the rapid transit easement issue. Harvard's land is involved so I am taking the liberty of sending Don Moulton a copy of this letter in the expectation that you will be able to schedule a meeting with us all at an early date.

Sincerely,



Mace Wenniger  
Chief of Development Planning  
and Zoning

NW:eas

cc: Don Moulton

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